E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

January 16, 2020

TO: Beth O’Connell, Rufus Leeth, and Luis Tapia, Development Services Division
Washington Suburban Sanitary Commission

Richard Weaver, Area 3 Planning Team, M-NCPPC
Maryland – National Capital Park and Planning Commission

Geoffrey Mason, Parks Planning & Stewardship Division
Maryland – National Capital Park and Planning Commission

Heidi Benham, Well and Septic Section
Department of Permitting Services

FROM: George Dizelos, Planner III, Water Supply and Wastewater Unit
Intergovernmental Affairs Division, Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – 2020-Q2 REVIEW GROUP

Attached with this message and posted to www.montgomerycountymd.gov/waterworks is a PDF that includes seven (7) new individual water/sewer service area category change request (WSCCRs) for your review and comment. These requests will be considered as proposed amendments to the County’s Comprehensive Water Supply and Sewerage Systems Plan. I would greatly appreciate receiving your review comments on these requests no later than Friday, February 14, 2020. Please notify me before January 31, 2020 if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2020-2, which will include all eligible FY 2020 second quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. We also expect to include the requests recommended below for Council Action to be included with the packet of FY 2020 category change requests anticipated to go to the Council in summer 2020. We will advise you of the Council’s hearing date and review schedule at that time. DEP’s recommendation process for the requests will be based in part on the review comments your agencies provide.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Anticipated Administrative Action WSCCRs
20-PAX-02A… Daniel and Shelby Lethbridge
20-PAX-03A… Ever Campos
20-TRV-08A… Liang Zhao and Kunyi Wu

Anticipated Council Action WSCCRs
20-TRV-09A… Sami and Siham Ainane
20-TRV-10A… Amir, Ahmad and Rosa Poustinchi
20-TRV-11A… Meenu Bawa and Anand Verma
Undetermined
20-PAX-01A… Michael Smith
Please do not hesitate to contact me at George.Dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the review schedules.

GJD: gid

\DEPFILES\Data\Programs\Water_and_Sewer\CCRs\CCR-Review-Process\2020CCR-review-process\2020-Q2\2020-q2--review-pckt.docx

cc: Agencies
Steve Shofar and Alan Soukup, DEP-IA-WSWU
Keith Levchenko, County Council
Katherine Nelson, Area 3 Planning, M-NCPPC
Mark Symborski, Functional Planning, M-NCPPC
Mark Pfefferle, Development Applications & Regulatory Coordination, M-NCPPC
Ray Chicca, Development Services, WSSC
D. Lee Currey, Water and Science Administration, MDE
Steven Allan, MDP

Category Change Applicants & Interested Parties
20-PAX-01A... Michael Smith
... John W. Lanier, Engineer
20-PAX-02A... Daniel and Shelby Lethbridge
20-PAX-03A... Ever Campos
... David Mckee, Benning & Associates, Inc.
20-TRV-08A... Liang Zhao and Kunyi Wu
20-TRV-09A... Sami and Siham Ainane
20-TRV-10A... Amir, Ahmad and Rosa Poustinchi
... David Mckee, Benning & Associates, Inc.
20-TRV-11A... Meenu Bawa and Anand Verma

Civic Organizations and Other Public Interest Groups
Audubon Naturalist Society
Cloverly Civic Association
Cloverly Fairland White Oak CAC
East County Citizens Advisory Board
Greater Glen Mill Community Association
Greater Glen Hills Coalition LLC
Glen Hills Civic Association
Glen Hills Community Coalition
Glen Preservation Foundation
North Potomac Citizens Association
Montgomery County Civic Federation
Montgomery Coalition to Stop Sewer Sprawl
Potomac Highlands Citizens Association
West Montgomery County Citizens Association

Adjacent and Confronting Property Owners
DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.
Interagency Distribution Review Groups 2020-Q2  
January 16, 2019  Page 3

**WSCCR 20-PAX-01A: Michael Smith**  
Anticipated Action Path: Undetermined

<table>
<thead>
<tr>
<th>Property Information and Location Property Development</th>
<th>Applicant’s Request: Service Area Categories &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 1701 Ednor Rd., Silver Spring</td>
<td><strong>Existing – Requested – Service Area Categories</strong></td>
</tr>
<tr>
<td>• Parcel P480, Snowdens Manor (acct. no. 02416304)</td>
<td>W-6 W-1</td>
</tr>
<tr>
<td>• Map tile: WSSC – 223NE02; MD –KT21</td>
<td>S-6 S-6 (no change)</td>
</tr>
<tr>
<td>• South side of Ednor Rd., 200ft east of the intersection with Gamewell Rd.</td>
<td></td>
</tr>
<tr>
<td>• RC Zone; 32.87 acres</td>
<td><strong>Applicant’s Explanation</strong></td>
</tr>
<tr>
<td>• Patuxent River Conservation Planning Area Cloverly Master Plan (1997)</td>
<td>This property is currently used as a horse stable and horse-riding school. The owner has decided to subdivide this horse stable and school land into a six-lot subdivision. Each proposed lot is to have five acres or use five acres that are associated with the subdivision. The septic systems have been approved for each lot with the lot lines being adjusted so that all septic systems are on each proposed lot. No easements would be allowed on adjacent lots for a septic system of the proposed lot. MNCPPC has dictated that a parcel (Outlot) of land along Ednor Road must be dedicated to MC Parks due to the historic Indian Soap Stone on this property. MC Parks also dictated that one lot must be setup to connect to the MNCPPC park property on the East side of the PEPCO power parcel. MNCPPC has dictated that this property and lots must be accessed by a public street and all lots must have frontage on this public street. Access to Gamewell Road would not be permitted. MNCPPC also dictated that the new public road had to access Ednored Road to the West of the proposed MC Parks Outlot. Currently a water main is in the right of way of Endor Road and thus all of the proposed lots are required to have WSSC water service. Water wells would not be permitted for any of these proposed lots in this subdivision. Due to MNCPPC requirements a new WSSC water line must be installed in the new public road that services these lots. Also with the new water line fire service is available as is required by the Fire Department.</td>
</tr>
<tr>
<td>• Lower Patuxent River Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• <strong>Existing use:</strong> Horse Farm</td>
<td></td>
</tr>
<tr>
<td>• <strong>Proposed use:</strong> 6 Single-Family Homes</td>
<td></td>
</tr>
</tbody>
</table>

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

*DEP note for M-NCPPC: The applicant has stated that M-NCPPC will not allow access to Gamewell Rd. Is this correct? Does this conflict with the statement that M-NCPPC also wants park dedication along Ednor Rd.?*

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer:** (not requested)
### WSCCR 20-PAX-02A: Daniel and Shelby Lethbridge

**Anticipated Action Path:** Administrative Action

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant’s Request: Service Area Categories &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 4238 Sandy Spring Rd., Burtonsville</td>
<td>Existing – <strong>Requested</strong> – Service Area Categories</td>
</tr>
<tr>
<td>• Parcel N762, Lot P4, Wootten Subdivision (acct. no. 00266984)</td>
<td>W-6 <strong>W-1</strong></td>
</tr>
<tr>
<td>• Map tile: WSSC – 211NE05; MD –LS12</td>
<td>S-6 S-6 (no change)</td>
</tr>
<tr>
<td>• North side of Sandy Spring Rd., 220 feet North West of the intersection with Dino Rd.</td>
<td><strong>Applicant’s Explanation</strong></td>
</tr>
<tr>
<td>• RC Zone; 1.0 acre</td>
<td>&quot;Well has failed on temp water. Well in lower level of house. This is the only lot along easement (attached) not currently served by wssc water. Easement and covenant has been submitted to recording&quot;</td>
</tr>
<tr>
<td>• Patuxent River Conservation Planning Area Fairland Master Plan (1997)</td>
<td><strong>DEP NOTE:</strong> An expedite water connect request was issued on 12/3/2019. (see pages 6-10)</td>
</tr>
<tr>
<td>• Lower Patuxent River Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• Existing use: Single Family Home</td>
<td></td>
</tr>
<tr>
<td>• Proposed use: No Change</td>
<td></td>
</tr>
</tbody>
</table>

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**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

*DEP note for WSSC: Do other water service utilities (hookups) use the easement shown on page 9 to provide water service to other properties in this area. (It appears that as many as four other W-6 properties have public water service here.) Is there adequate space in the easement for water service to no. 4238?*

**WSSC - Sewer:** (not requested)
MEMORANDUM

December 3, 2019

TO: Ray Chiocca, Division Chief, Development Services Group
   Luis Tapia, Unit Coordinator, DSD Permit Services
   Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner, Water Supply and Wastewater Unit
   Interagency Affairs Division, Department of Environmental Protection

SUBJECT: Public Service Relief for Onsite Systems Problems

We request WSSC’s assistance in expediting the provision of public service to the following property:

Water Service: 4238 Sandy Spring Rd, Burtonsville

- Property I.D.: Parcel N762, Lot P4; acct.no. 00266984 – (SDAT tax map: LS12)
- Owner: Daniel and Shelby Letbridge
- WSSC grid: 221NE05
- Planning Area: Patuxent
- Water Category: W-6
- Sewer Category: S-6
- Zoning Size: RC, 1 acre
- Watershed: Lower Patuxent River

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a water supply well failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public water service, due to excessive sediment in the existing well. The closest existing water main to this property is a 20” main in Sandy Spring Road, approximately 650 feet to the south. The property owner has provided a plan showing what is referred to as a “water house connection easement” between this parcel and Sandy Spring Road (see page 4).

Although this property is designated as category W-6 in the County’s Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public water service, regardless of the existing service area category. The property owners have filed a request with DEP for a service area change from W-6 to W-1 (WSCCR No., 20-PAX-02A).

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public water service. WSSC does not need to wait for the approval of a Water and Sewer Plan amendment to provide public water service; public service via the WSSC’s system should be provided as soon as possible. We would appreciate your assistance in this matter.
Ray Chicca and Luis Tapia, WSSC
December 3, 2019

The property owner will need to contact WSSC to begin the application process for public water service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner’s behalf.

Contact the WSSC Permit Services Section at either 301-206-4003 or onestopshop@wsewater.com. Additional information is available at the WSSC-Permits website at https://www.wsewater.com/business--construction/permit-services.html.

If you have any questions, or if there are significant problems related to provision of water service, please contact me at george.dizelos@montgomerycountymd.gov or 240-777-7755.

Attachments (see pages 3 - 5)

cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC
Steven Shofar, Water and Wastewater Policy Group, DEP
Heidi Benham and Kim Beall, Well and Septic Section, DPS
Jason Sartori, Functional Planning Division, M-NCPPC
Richard Weaver and Katherine Nelson, Area 3 Planning Division, M-NCPPC
Daniel and Shelby Leithbridge
November 27, 2019

TO: Alan Soukup  
Department of Environmental Protection  
255 Rockville Pike  
Rockville, Maryland 20850

FROM: Kim Beall, R.S.  
Well and Septic Section  
Department of Permitting Services  
255 Rockville Pike, 2nd floor  
Rockville, Maryland 20850

SUBJECT: Request for water connection

LOCATION: 4238 Sandy Spring Road  
Tax Map Grid: LS 12  
WSSC Grid: 220NE5

Daniel and Shelby Lethbridge, the owners of the above referenced property, have requested our assistance in getting an expedited water connection. Our office has confirmed that the existing water well has excessive amounts of sediment. The existing well is located in the basement of the dwelling. The subject property is in water category W-6 and needs a category change.

If I can be of further assistance, please contact me at 240-777-6315.

cc: Mr. Lethbridge
WSCCR 20-PAX-03A: Ever Campos  
Anticipated Action Path: Administrative Action

<table>
<thead>
<tr>
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<th>Applicant’s Request: Service Area Categories &amp; Justification</th>
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</thead>
<tbody>
<tr>
<td>Property Development</td>
<td></td>
</tr>
<tr>
<td>1809 Ednor Road, Silver Spring</td>
<td></td>
</tr>
<tr>
<td>Lot 27, Rocky Gorge Meadows (acct. no. 02548193)</td>
<td></td>
</tr>
<tr>
<td>Map tile: WSSC – 223NE02; MD –KT21</td>
<td></td>
</tr>
<tr>
<td>South side of Ednor Rd., 1070 feet West of the intersection with Twinridge Ct.</td>
<td></td>
</tr>
<tr>
<td>RC Zone; 2.48 acres</td>
<td></td>
</tr>
<tr>
<td>Patuxent Planning Area</td>
<td></td>
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<tr>
<td>Cloverly Master Plan (1997)</td>
<td></td>
</tr>
<tr>
<td>Lower Patuxent River Watershed (MDE Use I/IV)</td>
<td></td>
</tr>
<tr>
<td>Existing use: New Single-Family Home</td>
<td>Requested – Service Area Categories</td>
</tr>
<tr>
<td>Proposed use: No Change</td>
<td>W-6 W-1</td>
</tr>
<tr>
<td></td>
<td>S-6 S-6 (no change)</td>
</tr>
</tbody>
</table>

Applicant’s Explanation

“Public water is available in front of the lot in Ednor Road and all of the surrounding properties/ lots are W-1 except the subject lot. The owner wishes to utilize public water for a new home to be built in 2020. The subject lot was part of a 3-lot subdivision recorded in 1985. The subdivision was developed using the cluster option of the Rural Cluster zone. Houses have been built on the other 2 lots in the subdivision utilizing public water.”

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

DEP note: Rocky Gorge Meadows plat no. 15660 (M-NCPPC file no. 2-85298) shows this subdivision using the RC Zone cluster development option.

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: (not requested)
WSCCR 20-PAX-03A (Ever Campos) - Silver Spring
Requested Service Area Category Map Amendment: Water & Sewer Plan Map

WSCCR 20-PAX-03A
1809 Ednor Rd., Silver Spring Lot 27, Rocky Gorge Meadows
(acct. no. 02548103)
REQUEST: Change W-6 to W-1
New Single Family Home

Patuxent Planning Area
Patuxent River Watershed

LEGEND

WSSC Water Mains (W)
Subject Site
Preliminary Plan No.
Electrical Transmission
119842410
Line
Zoning
Woodlands
Water Category
W-1
W-3
W-6

SCALE (Feet)
Montgomery County, Maryland
2018 Comprehensive Water Supply
and Sewerage Systems Plan
WSCCR 20-TRV-08A: Liang Zhao and Kunyi Wu
Anticipated Action Path: Administrative Action

<table>
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</thead>
<tbody>
<tr>
<td>Property Development</td>
<td></td>
</tr>
<tr>
<td>• 9312 Overlea Dr., Rockville</td>
<td></td>
</tr>
<tr>
<td>• Lot 14, Block D, Potomac Highland (acct. no. 00088495)</td>
<td></td>
</tr>
<tr>
<td>• Map tile: WSSC – 217NW09; MD –FR51</td>
<td></td>
</tr>
<tr>
<td>• West side of Overlea Dr. 400 ft north of the intersection with Cleveland Dr.</td>
<td></td>
</tr>
<tr>
<td>• RE-1 Zone; 2.27 acres</td>
<td></td>
</tr>
<tr>
<td>• Travilah Planning Area</td>
<td></td>
</tr>
<tr>
<td>Potomac Master Plan (2002)</td>
<td></td>
</tr>
<tr>
<td>• Watts Branch Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• Existing use: Single-Family Home (built 1962)</td>
<td>Existing – Requested – Service Area Categories</td>
</tr>
<tr>
<td>Proposed use: No Change</td>
<td>W-3 W-3 (no change)</td>
</tr>
<tr>
<td></td>
<td>S-6 S-1</td>
</tr>
</tbody>
</table>

Applicant’s Explanation

“The property is currently using a private septic system. The lot was established in 1951 in the county’s land records and the abutting sewer main constructed in 1968. Our neighbors, e.g., 9306 and 9319 Overlea Dr., have connected to the public sewer system. County has a service policy that addresses this type of situation referred to as the “abutting mains” policy. It applies in cases where a property existed at the time a public service main was installed. Therefore, our lot should qualify for a single sewer hookup to the existing main. I have contacted WSSC Water’s Permit Services Office by phone for information about the process of connecting to public sewer service. According to the representative, it is feasible for our property to hookup to the existing main sewer system.”

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not requested)

WSSC - Sewer:
### WSCCR 20-TRV-09A: Sami and Siham Ainane

**Anticipated Action Path: County Council**

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<th>Property Information and Location</th>
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</thead>
<tbody>
<tr>
<td>Property Development</td>
<td></td>
</tr>
<tr>
<td>• Parcel N144 Piney Meetinghouse Rd., Potomac</td>
<td></td>
</tr>
<tr>
<td>• Parcel N144, Block D, Outlot A Piney Glen Farm (acct. no. 03464464)</td>
<td></td>
</tr>
<tr>
<td>• Map tile: WSSC – 215NW11; MD –FQ12</td>
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</tr>
<tr>
<td>• East side of Piney Meetinghouse Rd., 540 ft south of the intersection with Greenbrier Preserve Ln.</td>
<td></td>
</tr>
<tr>
<td>• RE-2 Zone; 2.51 acres</td>
<td></td>
</tr>
<tr>
<td>• Travilah Planning Area Potomac Master Plan (2002)</td>
<td></td>
</tr>
<tr>
<td>• Watts Branch Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• Existing use: Unimproved</td>
<td></td>
</tr>
<tr>
<td>• Proposed use: Single-Family Home</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Existing – Requested – Service Area Categories</strong></td>
</tr>
<tr>
<td></td>
<td>W-1 W-1 (no change)</td>
</tr>
<tr>
<td></td>
<td>S-6* S-1</td>
</tr>
<tr>
<td></td>
<td>*S-6, with no sewer hookup allowed under the abutting mains policy.</td>
</tr>
<tr>
<td></td>
<td>*DEP note: The sewer hookup allowed for the original parcel at this location was approved and used for Lot 1 at 12020 Piney Meetinghouse Rd.</td>
</tr>
<tr>
<td></td>
<td>Applicant’s Explanation</td>
</tr>
<tr>
<td></td>
<td>“Convert to building lot for one single-family home.”</td>
</tr>
<tr>
<td></td>
<td>DEP NOTE: Previous Category Change 17-TRV-10A denied under CR 18-1272 (10/30/2018).</td>
</tr>
</tbody>
</table>

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:** *(not requested)*

**WSSC - Sewer:**
WSCCR 20-TRV-10A: Amir, Ahmad and Rosa Poustinchi  
Anticipated Action Path: County Council

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant’s Request: Service Area Categories &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 9701 Watts Branch Dr., Rockville</td>
<td>• <strong>Existing</strong> – Requested – Service Area Categories</td>
</tr>
<tr>
<td>• Lot P3, Block 3, Glen Hills (acct. no. 00079172)</td>
<td>W-3 W-3 (no change)</td>
</tr>
<tr>
<td>• Map tile: WSSC – 217NW09; MD –FR41</td>
<td>S-6 S-3</td>
</tr>
<tr>
<td>• North West corner of the intersection of Watts Branch Dr. and Valley Dr.</td>
<td></td>
</tr>
<tr>
<td>• RE-1 Zone; 1 acre</td>
<td></td>
</tr>
<tr>
<td>• Travilah Planning Area</td>
<td></td>
</tr>
<tr>
<td>• Potomac Master Plan (2002)</td>
<td></td>
</tr>
<tr>
<td>• Watts Branch Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• <strong>Existing use:</strong> Single-Family Home</td>
<td></td>
</tr>
<tr>
<td>• <strong>Proposed use:</strong> No change</td>
<td></td>
</tr>
</tbody>
</table>

**Applicant’s Explanation**

“The property owner is planning to make improvements to the property which would require establishment of a new septic reserve area and installation of a new septic system. There is limited space available to set aside for the septic reserve. Since public sewer is nearby in Watts Branch Drive and other properties are being served by public sewer, the owner would like to extend the public sewer system to the lot so the property can be served by the WSSC system.”

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:** *(not requested)*

**WSSC - Sewer:**
### WSCCR 20-TRV-11A: Meenu Bawa and Anand Verma

#### Anticipated Action Path: County Council

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant’s Request: Property Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>13517 Glen Mill Rd., Rockville</td>
<td><strong>Service Area Categories &amp; Justification</strong></td>
</tr>
<tr>
<td>Lot 9, Block 5, Sec 1 North Glen Hills (acct. no. 00078188)</td>
<td><strong>Existing</strong> – <strong>Requested</strong> – Service Area Categories</td>
</tr>
<tr>
<td>Map tile: WSSC – 218NW10; MD –FR42</td>
<td>W-1</td>
</tr>
<tr>
<td>South side of Glen Mill Rd., 220 ft. East of the intersection with Pheasant Dr.</td>
<td>S-6</td>
</tr>
<tr>
<td>RE-1 Zone; 40,187 sq.ft.</td>
<td><strong>Applicant’s Explanation</strong></td>
</tr>
</tbody>
</table>
| Travilah Planning Area | "This lot has failed trench system septic tests in April, June and July 2010 and sand mound septic test on June 22, 2012. Consequently, public sewer connection remains the only alternative to improving it. Zoned in as RE-1, this lot (size 40,187sf) is not further sub-dividable. This is the only undeveloped lot on both sides of 13500 block of Glen mill road with fully built homes."

DEP NOTE: Previous Category Change 08A-TRV-06 denied under CR 16-728 (10/7/2008).

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**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:** *(not requested)*

**WSSC - Sewer:**